

## **Minutes of the Planning Commission Meeting of August 3, 2006**

**4:30 pm**

**MEMBERS PRESENT:**     **Mayor Kenneth E. Patton, Chairman**  
                                 **John Frey, Council Representative**  
                                 **Ray Porterfield**  
                                 **Jim Oper**  
                                 **Dan Enovitch**

**ALSO PRESENT:**        **Tom Ockington, Building Commissioner**  
                                 **Diane Schiavone, Acting Secretary**

Chairman – I would like to call the Planning Commission meeting to order. Roll call was taken and all members were present. **A motion to approve the Minutes from the July 6, 2006 meeting was made by Jim Oper. Second – John Frey. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Jim Oper and Dan Enovitch.**

### **Item #1 – Weber Architecture / Fifth/Third Bank, 4653 Tiedeman Road**

Gerald Weber was present from Weber Architecture to request relocation of the building location and minor revisions to the Final Site Plan due to poor soil conditions at 4653 Tiedeman Road to construct a Fifth/Third Bank, PP# 433-02-001. Mr. Weber stated the building location will be moved twenty (20) to twenty-five (25) feet closer to Biddulph Road and will have a fifty (50) to sixty (60) foot setback from Tiedeman Road. After further soil boring tests it has been determined that twenty-five (25) to thirty-five (35) foot deep cassions will be required for proper construction of the proposed bank building. The cassions will be a minimum size of thirty (30) inches in diameter and will be reinforced concrete. By moving the building to the new location this will possibly reduce the need for a retaining wall which would be adjacent to Mr. Wilkiewicz's property. Mayor Patton stated his preference to construct the retaining wall. Building Commissioner, Tom Ockington said the proposed changes were submitted to City Engineer Doug Courtney for his approval. Mr. Weber indicated the new location of the bank building will be twenty-nine (29) feet further up the hill and a total of sixty-eight (68) feet from Mr. Wilkiewicz's property. He further stated the area between the properties will be generously landscaped and maintained.

Audience members included Tiedeman residents Barb Stepic, Barb Paulitzky and Ed Wilkiewicz. Barb Stepic inquired if any water runoff would pose a problem or hazard to Mr. Wilkiewicz. Mr. Weber stated all water runoff will be directed into a catch basin and will not be a nuisance onto Mr. Wilkiewicz's property. John Frey stated he wondered if the bank building should be constructed due to the new soil findings. Mr. Weber noted he is aware of buildings in other

communities that were constructed on worse soil conditions than those that are being proposed to this Board. In closing, Mr. Weber stated a monument sign be constructed on Biddulph Road setback appropriately from the corner of Biddulph and Tiedeman Roads. **Mayor Patton made a motion for this matter to be deferred until the next meeting in September of 2006 pending approval by the City Engineer of the proposed changes at which time the construction may commence. This motion made by Mayor Patton. Seconded – Jim Oper. Vote Resulted – Yeas – Mayor Patton, Ray Porterfield, Jim Oper and Dan Enovitch. Nays – John Frey.**

**A motion to adjourn the meeting was made by Mayor Patton. Second – Ray Porterfield. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Jim Oper and Dan Enovitch.**

---

Diane Schiavone, Acting Secretary

---

Mayor Patton, Chairman